



**AGENDA**  
**RIO DELL PLANNING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, AUGUST 27, 2019 – 6:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**675 WILDWOOD AVENUE, RIO DELL**

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***WELCOME.....***By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the Commission are available at the City Clerk's office in City Hall, 675 Wildwood Avenue. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. CEREMONIAL MATTERS
- E. CONSENT CALENDAR

- 1) 2019/0827.01 - Approve Minutes of the June 25, 2019 Regular Meeting  
**(ACTION)**

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F. PUBLIC PRESENTATIONS

*This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not intended. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs, unless a finding is made by at least 2/3rds of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.*

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

- 1) 2019/0827.02 - **2019-2027 Housing Element Workshop**  
Discuss policies and solicit comments and recommendations regarding draft policies in the 2019-2027 Housing Element  
**(DISCUSSION)**

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H. STAFF COMMUNICATIONS

I. ADJOURNMENT



In compliance with the American with Disabilities Act (ADA), if you need Special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

***The next Regular Planning Commission meeting is scheduled for  
Tuesday, September 24, 2019 at 6:30 p.m.***

**RIO DELL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JUNE 25, 2019**

**CALL TO ORDER**

Commissioner Angeloff called the regular meeting of the Rio Dell Planning Commission to order at 6:30 p.m.

Present were Commissioners Angeloff, Kemp, Millington, Wilson and Planning Commission Alternate Arsenault. Absent was Commissioner Marks.

Others present were Community Development Director Caldwell and City Clerk Dunham.

**CONSENT CALENDAR**

Planning Commission Chair Angeloff asked if any Planning Commissioner or member of the public had any questions or corrections to the minutes as presented. There were no comments.

Approve Minutes of the May 16, 2019 Special Meeting

Motion was made by Kemp/Arsenault to approve the minutes of the May 16, 2019 special meeting as submitted. Motion carried 5-0.

**PUBLIC PRESENTATIONS**

None

**SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS**

Approve Resolution No. PC-140-2019 approving, denying, or modifying the Studebaker (Humboldt 454) Cannabis Activity Conditional Use Permit CUP-17-03-M-3

Community Development Director Caldwell provided a staff report and said that the Planning Commission at their meeting of August 22, 2017 approved the Studebaker Conditional Use Permit. At the meeting of September 26, 2017, the Commission approved a modification to the conditions of approval to allow the applicants to replace the existing chain link fence on the west side of the right of way and Northwestern Avenue with a wrought iron fence. The second requested modification was that the existing chain link fencing surrounding the property not be removed and replaced with either black vinyl coated or wrought iron fencing. He

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noted that the Commission decided not to modify the condition of approval but they did allow the applicant to defer the condition until April 5, 2020.

Community Development Director Caldwell explained that the applicant is now requesting a third modification to the conditions of approval that would allow Humboldt 454 to process, package and distribute both onsite and offsite produced cannabis and retail sales of immature plants as allowed by State law. He noted that the operators would be subject to the original Plan of Operation, including security and record keeping as required by the current permit and the requirements of the State. As such, staff recommended the Commission approve the modification as requested.

He indicated that the facility is currently in operation with 154 lights and approximately 4,800 square feet of cultivation canopy planted. He said that the applicant has offered tours of their facility in a couple of weeks when the plants are more mature. He commented that they have a state-of-the-art operation for cultivation.

Community Development Director Caldwell then referred to the original conditions of approval and noted that staff granted an administrative deferral on a couple of the conditions which they are working on now such as landscaping, striping of the parking lot, installing ADA parking spaces and signage, and installation of the security system.

He noted that staff talked with the City Attorney and he agreed with staff that since the plants have no real value at this stage, there was no objection in allowing them to begin operations, knowing that the security system was pending. He reported that the security system is now in the process of being installed.

Commissioner Millington stated that she would like them to be wildly successful so does not want to stand in their way by denying the request.

Commissioner Angeloff called for public comment on the proposed CUP modification. No public comment was received.

Motion was made by Kemp/Arsenault to approve Resolution No. PC-140-2019 approving modification No. 3 to the Studebaker (Humboldt 454) Cannabis Activity Conditional Use Permit as requested. Motion carried 5-0.

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**STAFF COMMUNICATIONS**

Community Development Director Caldwell informed the Commission that the environmental document (Initial Study and Negative Declaration) for the Housing Element is being circulated through the State Clearinghouse. He said that staff did hear back from the Native American Heritage Commission and they wanted to know why the City did not confer with the tribe prior to release of the Initial Study. He commented that they were sent a referral and copy of the Negative Declaration so he assumes they will submit comments if they have any even though there are no changes and no impacts. He said that they asked him to send a copy of the Initial Study to Edwin Smith.

Commissioner Angeloff indicated that Edwin Smith is the environmental specialist with the Native American Heritage Commission and offered to help staff if necessary.

Community Development Director Caldwell commented that the comment period ends on or around July 10 and staff hopes to have the Housing Element to the Planning Commission at their next meeting on July 23 for another public hearing and approval of the Resolution recommending approval by the City Council. If approved, the Housing Element would be presented to the City Council at their first meeting in August for their approval then would be sent to the Office of Planning Research and Department of Housing and community Development (HCD) for final approval. He pointed out that 90% of draft Housing Elements are kicked back for minor corrections. He noted that staff will use the Initial Study and recommend exemption under Section 15061 B(3) but to be legally defensible, it was suggested the City go through the Initial Study anyway then when no comments identifying significant adverse impacts then use the exemption which will save the City \$3,000 in Fish & Game fees.

He explained on behalf of the new Commissioners, that the City's General Plan consists of seven (7) elements, one of which is the Housing Element. The requirement used to be that the City updates its Housing Element every five (5) years but because Rio Dell is designated as rural, it only has to be updated every eight (8) years now. As such, the current update will cover the years 2019-2027.

He further explained that the City must be able to prove that it has enough buildable land available to accommodate the regional housing allocation needs number, which

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for Rio Dell is 51 units over the eight (8) year period. The idea is that the units do not have to be built but the land must be available.

Community Development Director Caldwell noted that Governor Newsome has allocated a lot of grant money for housing and as soon as the City has its Housing Element updated and Income Survey completed to show that Rio Dell is a low to moderate-income community, it will be eligible to apply for grant funding.

He also reported that staff anticipates having three (3) conditional use permit applications for the retail cannabis businesses on the July 23, 2019 agenda. He said the three businesses selected as part of the RFP process were as follows:

- Rio Dell Remedies - 371-375 Wildwood Ave.
- Element 7 - 307 Wildwood Ave.
- Proper Wellness Center - 108 Wildwood Avenue

Commissioner Alternate Arsenault asked if there was a hard date set as to when the stores can open and that, he understood that they would not be able to open until the Humboldt Rio Dell Business Park (HRDBP) was built out.

Community Development Director Caldwell explained that the retail cannabis businesses are not tied to the (HRDBP), stating that the buildout only applies to micro businesses.

Commissioner Alternate Arsenault asked for an update on the Glenn White development at the HRDBP.

Community Development Director Caldwell indicated that the corrections on their plans were re-submitted to Interwest, the plan check firm out of Sacramento that did the initial plan review. He noted that initially the only thing that was approved was the shell of the building. He indicated that they started putting in windows this week and put the roof on two or three weeks ago, so they are making progress. He commented that hopefully they will be up and running before too long as their temporary cannabis permit with the State is due to expire in July. One of the major issues is the delay with PG&E to connect the power. He indicated that Humboldt Brand was also waiting on PG&E for an upgrade to their power source as well.

Commission Millington asked for an update on the income survey.

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Community Development Director Caldwell explained that the City is in the process of executing an agreement with the County to allow Paula Mushrush to assist the City with the income survey as well as the CDBG program. He said that hopefully she would be on board soon and possibly be able to conduct the income survey although income surveys are very time consuming. He indicated that the City was also in contact with an outside firm, recommended by Ms. Mushrush and the City of Arcata that do income surveys, which is another option.

**ADJOURNMENT**

Motion was made by Arsenault/Kemp to adjourn the meeting at 7:01 p.m. to the July 23, 2019 regular meeting. Motion carried 5-0.

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Nick Angeloff, Chair

Attest:

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Karen Dunham, City Clerk


675 Wildwood Avenue  
Rio Dell, CA 95562  
(707) 764-3532



**For Meeting of: August 27, 2019**

☐ Consent Item; ☒ Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager

Date: August 22, 2019

Subject: 2019 – 2027 Housing Element Workshop

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**Recommendation:**

That the Planning Commission:

1. Receive staff's report regarding the pending Housing Element update; and
2. Discuss Draft Housing Element; and
3. Solicit and encourage public participation and discussion regarding:
  - Accessory Dwelling Units – Second Dwelling Unit Regulations
  - Tiny Homes
  - Existing Goals and Policies – Implementation Status
  - Local Housing Needs - RHNA
  - Other Topics of Interest

**Discussion**

Staff distributed information at the March 26, 2019 meeting regarding an overview Housing Element requirements, including the allocated Regional Housing Needs Allocation (RHNA),

Accessory Dwelling Units (ADU's) and the City's existing Goals and Policies. Staff requested that you look over the information and be prepared to discuss or suggest any changes you believe would help facilitate housing development within the City at the meeting of April 23, 2019.

Staff previously provided the Commission a copy of the State Department of Housing and Community Development guidelines regarding Accessory Dwelling Units (ADU's). Tiny home policies are a hot topic up and down the State with many jurisdictions hoping they will help provide affordable housing. Tiny homes are technically considered ADU's. The State has mandated that tiny homes be allowed in residential zones. Included as Attachment 1 is a copy of Section 17958.1 of the Health and Safety Code. Attachment 2 includes some information from the County Housing Element regarding Tiny Homes. Please look over the information and be prepared to discuss.

Another housing tool is for the allowance of detached bedrooms. Detached bedrooms are allowed in the County. They cannot have a kitchen, but they could have toilet facilities. They are designed to share cooking and other functions with a primary dwelling or common facility, and are allowed as long as building, health and safety requirements, and other regulations are met. Because of their size and relationship to a shared facility with services, detached bedrooms could be ideal for inclusion in Alternative Lodging Parks, in tiny house villages as a form of multifamily housing, or as emergency shelter.

Attachment 3 is a copy of the Draft Housing Element as of today. I expect to have the next Chapter done before Tuesday's meeting. If so, I will distribute and discuss.

Attachment 1: Tiny Homes - Section 17958.1 of the Health and Safety Code.

Attachment 2: County Housing Elements Tiny Homes Information.

Attachment 3: Portion of Draft Housing Element.



## HEALTH AND SAFETY CODE - HSC

### DIVISION 13. HOUSING [17000 - 19997] ( Division 13 enacted by Stats. 1939, Ch. 60. )

#### PART 1.5. REGULATION OF BUILDINGS USED FOR HUMAN HABITATION [17910 - 17998.3] ( Part 1.5 added by Stats. 1961, Ch. 1844. )

#### CHAPTER 4. Application and Scope [17950 - 17959.6] ( Chapter 4 added by Stats. 1961, Ch. 1844. )

(a) Notwithstanding Sections 17922, 17958, and 17958.5, a city, county, or city and county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part.

(b) "Efficiency unit," as used in this section, has the same meaning specified in the International Building Code of the International Code Council, as incorporated by reference in Part 2 of Title 24 of the California Code of Regulations.

(c) A city, county, or city and county shall not do any of the following:

(1) Limit the number of efficiency units in an area zoned for residential use and located within one-half mile of public transit or where there is a car share vehicle located within one block of the efficiency unit.

(2) Limit the number of efficiency units in an area zoned for residential use and located within one mile of a University of California or California State University campus.

(3) For purposes of this subdivision, any requirements related to density, setbacks, lot coverage, or height restrictions established by local ordinance are not considered a limit on the number of efficiency units.

(Amended by Stats. 2017, Ch. 400, Sec. 1. (AB 352) Effective January 1, 2018.)

## Trend Toward Smaller Houses

In the past housing element, "second units" now referred to as "Accessory Dwelling Units" or ADUs represented a way to construct smaller units and increase density on existing lots. Anecdotal evidence from builders and developers suggest that the cost of an ADU ranges from \$30,000 to \$80,000, excluding land cost. Do-it-yourself versions of small dwellings were considerably cheaper.



A little-known housing precedent was set by local citizens in 1977-78, namely, the design, construction and occupancy of a precursor tiny house. The unit represented the smallest, most compact site-built dwelling conceivable by using imaginative interpretation of the U.B.C. by a College of the Redwoods student and the County Building Department, United Stand Humboldt, and two volunteer Humboldt County owner- builders.

At that time the U.B.C. required too large a minimum home size (this has since changed), so the Building Department staff combined minimum room requirements, and came up with a 165 square foot home complete with kitchen, bath, dining, living and sleeping space. The home plans were drawn by a C.R. student, submitted by two local first- time owner-builders and built on their property for \$5,000 (in 1978 dollars) in materials including phone, electric service, hot and cold pressurized water, kitchen oven, range, sink, refrigerator, bath sink, toilet and shower and wood heater - a full amenity home built to U.B.C. standards and approved by the local Building Department. The home was designed to be added onto as the owner-builders were able, financially. At that time, it offered a unique new approach to affordable housing for the growing wave of do-it-yourselfers.

The project is even more relevant today. This approach targeted hardy singles or young couples starting out who could not afford or qualify for a large debt for a conventionally large size house of 1,500 square feet. The home could be expanded over a period of time as resources allow and a larger home built within individual budgetary constraints. Like today's tiny houses, the

minimum code house project was in accord with low-consumptive, energy efficient housing trends, but required the willingness to live in a small space.

### **Tiny Houses and Moveable Tiny Houses**

In response to the above facts, tiny houses and moveable tiny houses are currently being considered to further the trend toward smaller, more affordable housing with a reduced energy footprint. Tiny houses are similar to conventional homes, but are typically less than 400 square feet in size. Moveable tiny houses are tiny houses built on a chassis, and towable on state highways. In order to encourage these more affordable housing types, policies \_\_\_\_\_ and \_\_\_\_\_ recognize tiny houses and moveable tiny houses as permanent single family dwellings, allowed in zoning districts where single family housing is allowed. Implementation measures \_\_\_\_\_ and \_\_\_\_\_ prescribe amendments to the zoning ordinance to implement those policies. The Element proposes, through \_\_\_\_\_, to provide pre-approved plans for tiny houses, among other building types; and \_\_\_\_\_ surveys builders of tiny houses to gather information about construction and installation costs.

### **Tiny House Villages**



There is a desire among the public and housing advocates, as expressed in workshops and public comments, to develop alternative living arrangements, like clusters of tiny houses, moveable tiny houses, or detached bedrooms that share land and a central facility with kitchen, toilets, and other common services. These clusters, called tiny house villages, can

further reduce housing costs and create a better environment to support elderly, disabled, and special populations.

Policy \_\_\_\_\_ and implementation measure \_\_\_\_\_ would recognize tiny house villages as a form of multifamily housing allowed in zoning districts that allow other residential dwellings of the same type. A zoning ordinance amendment would specify the public health and safety requirements for such cluster development. Also, \_\_\_\_\_ prescribes that the County work with

HCD to develop methodology to count tiny houses and tiny house villages as dwelling units for purposes of the Regional Housing Needs Assessment.

### **Detached Bedrooms**

Detached bedrooms are allowed in the County. They cannot have a kitchen, but they could have toilet facilities. They are designed to share cooking and other functions with a primary dwelling or common facility, and are allowed as long as building, health and safety requirements, and other regulations are met. Because of their size and relationship to a shared facility with services, detached bedrooms could be ideal for inclusion in Alternative Lodging Parks, in tiny house villages as a form of multifamily housing, or as emergency shelter.

## Chapter 3

# HOUSING ELEMENT

## Chapter 3.1 Housing Element

### 3.1 INTRODUCTION

Meeting the housing needs of Rio Dell's residents as well as the City's share of regional housing needs remains an important goal for the City of Rio Dell. As the population of the state continues to grow and pressure on resources increases, Rio Dell is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State of California has mandated a Housing Element within every General Plan since 1969. This Housing Element (2019-2027) was created in compliance with State General Plan law pertaining to Housing Elements.

### 3.2 HOUSING ELEMENT PURPOSE

The Housing Element of the Rio Dell General Plan is mandated by State law, and federal requirements, to address the long-term development of housing in the City of Rio Dell. The purpose of the Housing Element is to identify and analyze existing and projected housing needs. The Element also provides a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for all economic groups.

### 3.3 STATE POLICY AND AUTHORIZATION

Government Code Section 65302 requires that a local government's General Plan identify and analyze existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

The statewide goal is to provide “decent housing and a suitable living environment for every California family.”

Government Code §65580 through §65590 of the State Planning Law also require the Housing Element to include:

- (a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include I) an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households. These existing and projected needs shall include the locality's share of the regional housing need;
- (b) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;
- (c) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites;
- (d) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit;
- (e) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures;
- (f) An analysis of potential and actual nongovernmental constraints

upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction;

- (g) An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter;
- (h) An analysis of opportunities for energy conservation with respect to residential development;
- (i) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use; and
- (j) Promotion of housing opportunities for all persons regardless of race, religion, sex, marital status, and economic status.

### 3.4 INVITATION FOR REVISION

This Housing Element represents a revision of the Housing Element of the General Plan, adopted in ~~2004~~ 2011. This Housing Element revision is being prepared to meet State legislative provision as described in Section 65588 of the Government Code and to address issues required by a substantial number of new and amended Government Code provisions passed since the adoption of the former Housing Element. The revision of this Element is also required to achieve consistency with the City's General Plan. Lastly, the Element is being revised to address a variety of local housing issues currently facing the City. For example, measures in the General Plan seek to encourage homeownership, infrastructure upgrades to support housing, and greater private investment in the community by supporting revitalization of the Town Center area.

### 3.5 RELATIONSHIP TO GENERAL PLAN

Rio Dell's General Plan serves as a policy document prepared to guide the development of the City. The City's General Plan provides a framework for guiding the area toward orderly growth. The goals of the General Plan addresses a variety of issues, including: health, public safety, land use, circulation, provision of services and facilities, environmental protection, and open space preservation.

The Housing Element is one of the seven Elements mandated by State law which comprise the City's General Plan. Other mandated elements of the Plan are Land Use, Conservation, Circulation, Noise, Safety, and Open Space.

State law requires that the General Plan must be integrated and initially consistent, both among the elements and within each Element. This provision applies to any optional elements adopted by a jurisdiction as well as the mandatory elements. Goals, objectives, and policies of this Housing Element have been reviewed for consistency with goals, policies, and implementation measures of the General Plan.

### 3.6 SCOPE AND STUDY FRAMEWORK

The Rio Dell Housing Element revision process, Section 65583 of the Government Code, delineates three components for a Housing Element.

- ❖ An assessment of housing needs with detailed discussion of population and household characteristics, existing and projected housing needs, existing housing stock characteristics, inventory of lands suitable for residential uses.
- ❖ A statement of the City's goals, objectives, and policies developed to address the City's housing needs.
- ❖ A housing program that describes actions the City will undertake or intends to undertake to implement the policies and achieve the goals

and objectives of the Housing Element.

#### ~~1.6 STRUCTURE OF THE ELEMENT~~

~~This Element is structured in two parts. Part I is a summary of Part II, which contains a detailed assessment of the City's housing needs consistent with the State Housing Element law. Part I seeks to inform the reader of the most important information, policies and programs of the Housing Element and is intended to serve as an informational document on housing issues for the public. Part II contains a complete analysis of the relevant housing information, policies and programs for the planning period and serves to meet all pertinent requirements of State Housing Element law.~~

### 3.7 INTERGOVERNMENTAL COORDINATION

The City of Rio Dell housing needs and problems have a bearing on unincorporated lands within the City's Sphere of Influence, and to a lesser extent, the County as a whole. For this reason, the preparation of the Rio Dell City Housing Element was closely coordinated with the planning, programming, and housing development efforts of the County of Humboldt, the Humboldt County Association of Governments (HCAOG), and the Housing Authority.

### 3.8 PUBLIC PARTICIPATION

Public participation will be encouraged throughout the development and implementation of the Housing Element update. Public participation in the development of the Housing Element will occur in several ways. The primary method of assuring that a good cross representation of views is heard will be through a study session held by the Planning Commission, which will also be a noticed meeting open to the public. This study session will be posted in several places throughout the City and advertised in the City's quarterly Newsletter. Additionally, the Planning Commission will review Housing Element chapters at regularly scheduled meetings open to the public. The advice and guidance offered during the formulation of this element will be considered in developing programs that comprehensively addresses the needs and intentions of the community with regard to its housing.

To promote public participation and comment on the Housing Element, a news release

summarizing key matters and inviting the public to review the Draft and attend the Planning Commission public hearing will be provided to the local newspaper and posted on the City's website. The Planning Commission will forward their comments and recommendations to the City Council, who will hold an additional hearing prior to adoption. Both the Planning Commission and City Council hearings will be advertised on the City's electronic message board, as well as on the City's Online News Page, inviting the public to review the Draft Housing Element and attend the hearings. Copies of the Housing Element will be available at several locations to facilitate public review and comment, including City Hall, 675 Wildwood Avenue and the Rio Dell/Humboldt County Library, 715 Wildwood Avenue.

## CHAPTER 3.2

### HOUSING ELEMENT GOALS, POLICIES, AND ACTION PLAN

#### 3.2.1 INTRODUCTION

This chapter describes the City's housing goals, policies, and action plan for the planning period ~~2009~~ 2019 through ~~2014~~ 2027. The City has identified six basic goals related to housing addressing the issues of housing production, rehabilitation, equal opportunity to housing, infrastructure needs, energy conservation, and information needs. The related policies have been developed as ways to achieve City housing goals. Goals, policies and associated programs are consistent with the General Plan; consistency will be monitored on a project-by-project basis.

The Action Plan describes what the City intends to complete during the planning period to implement housing policies consistent with the stated goals. These actions are listed in Table 2-1 and identify the responsible party and the projected time frame for implementation.

#### 3.2.2 HOUSING GOALS AND POLICIES

GOAL A: *Provide a variety of housing types to meet the needs of all economic segments of the community, including those with special housing requirements.*

POLICIES: A-1. Encourage the development of available vacant and under-utilized residential and mixed-use parcels served by sewer and water for a range of housing types and densities consistent with General Plan. (Reference program D-1, D-2, A-6)

A-2. Monitor market trends for residential land/housing and consider, where appropriate, changes in the City General Plan Land Use Element and Zoning to ensure a balance in residential uses and densities. (Reference program D-1, D-2)

- A-3. Allow development of manufactured homes and mobile home parks in residential zones throughout the community in accordance with the requirements of Government Code Section 65852.3 and 65852.7 and where consistent with local regulations.
- A-4. Allow development of secondary, [accessory and junior accessory](#) residential units on existing residentially developed lots in accordance with [State Law Government Code Section 65852.2 requirement](#) and where consistent with local regulations. (Reference program C-1)
- A-5. Encourage a density bonus for developments containing at least 10% of the units set aside for lower income households, or at least 5% of the units for extremely low, very low-income households, or 50% of the units for qualifying residents (i.e., seniors) as provided in Government Code Section 65915 and where consistent with local regulations. Allow additional concessions/incentives with increased affordable units (GC 65915) and where necessary to maintain economic feasibility of the lower income units. (Reference program A-1)
- A-6. This policy has been removed.
- A-7. Use State and Federal Funding Assistance to the extent this assistance exists and are needed to develop affordable housing in Rio Dell. (Reference program B-2)
- A-8. Pursue those housing finance programs that do not require Article 34 Referendum.
- A-9. Provide capacity for City staff to respond to, and apply for, federal and state loans and grants.
- A-10. Partner with local non-profit housing sponsors to make maximum use of Federal and State Programs for new housing construction and rehabilitation. The non-profit corporation is not intended to compete with the City or other current programs, but to complement these

efforts.

- A-11. Assist developers and property owners in taking full advantage of state and federally funded programs, when feasible. (Reference program B-2)
- A-12. Encourage mixed-use of commercial/residential development in the appropriate zones.
- A-13. Minimize housing construction in areas subject to hazards, such as flooding or geologic instability.
- A-14. Promote access in new housing development for persons with disabilities. (Reference program A-4)
- A-15. Encourage rental housing developments to include a mixture of unit sizes and bedrooms, including a percentage of 3-bedroom units to help accommodate larger households, where feasible.
- A-16. Promote multi-family housing that is in keeping with community design guidelines and that provides a sense of connection to the neighborhood. (Reference program A-3)
- A-17. Preserve assisted housing reserved for lower income households including assisted multi-family housing units at risk of being converted to market rate housing. (Reference program D-3)
- A-18. Assist in affordable housing development that serves extremely low-, very low-, low- and moderate-income households through financial and/or technical assistance.
- A-19. Support streamlining the permitting process for housing that serves extremely low, very low, low and special needs populations. (Reference program D-3)

GOAL B: *To encourage the maintenance and continued improvement of the existing housing stock*

POLICIES: B-1. Encourage rehabilitation of private housing by discouraging demolition and encouraging rehabilitation through tax incentives.

B-2. Make maximum use of Federal and State funding program to continue the City's current rehabilitation program for lower income households.  
(Reference program B-1)

B-3. Require that minimum health and safety standards are maintained for housing in the City.

B-4. Ensure that City code enforcement efforts are included in federal and state rehabilitation programs.

B-5. Require abatement of unsafe structures after providing property owners reasonable opportunity to correct deficiencies.

B-6. Encourage the use of rehabilitation program funds and grants to remove architectural barriers to housing for persons with disabilities as part of rehabilitation projects. (Reference program A-4)

**B-7 Rely on Section 17920.3 of the Health and Safety Code, the Uniform Housing Code and the International Property Maintenance Code to encourage and enforce the maintenance of the City's housing stock.**

GOAL C: *To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, marital status, familial status, national origin, ancestry, sexual orientation or disability.*

- POLICIES: C-1      Support equal access to housing and promote the enforcement activities of the State Fair Employment and Housing Commission. (Reference program A-5, C-2)
- C-2      Give special consideration in housing programs to the needs of special groups, including the disabled, large households, the elderly, households with low incomes, single-parent households, and the homeless. (Reference program C-2, E-1, E-2)
- C-3      Maintain Fair Housing complaint forms and information in both English and Spanish. (Reference program C-2)
- C-4      Exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a "reasonable accommodation" consistent with the Americans with Disabilities Act. (Reference program A-4)
- C-5      **Encourage handicap access in new developments.**
- C-6      **Encourage equal housing opportunities per Government Code Section 65583(c)(5).**

GOAL D:      *To assure the provision of adequate infrastructure and services to existing and planned housing throughout the community.*

- POLICIES: D-1.      Seek Federal and State funding to assist City efforts to remove constraints to housing related to inadequate infrastructure, including water, sewer, roads, and drainage facilities. (Reference program B-3)
- D-2.      Work with neighborhoods to identify and prioritize necessary upgrades to existing public facilities and infrastructure, and to obtain support for appropriate financing mechanisms.
- D-3.      ~~During the term of the Regional Water Quality Control Board's Cease and Desist Order, allow secondary units on lots with provisions to limit~~

~~wastewater generation.~~ Note: The Cease and Desist Order No. R1-203-0046 has been removed due to upgrades to the City's wastewater treatment facilities.

Explore the possibility of implementing traffic and drainage impact fees.

- ~~D-4 During the term of the Cease and Desist Order No. R1-203-0046, the City will allocate a maximum of 100 sewer service connections, 25 of which will be set aside for affordable housing. This allowance is meant to assist in meeting the City's share of regional housing needs for persons of lower income. Qualifying affordable housing projects shall mean rental or owner occupied new construction projects under a rent limitation or resale agreement (or equivalent security) ensuring that the unit remains affordable to persons of lower income for a term of not less than five (5) years. Sewer service connection set aside for affordable housing will be reduced by one connection for each "qualifying" second unit constructed during the term of the Order and will otherwise be excluded from the connect limitation per Policy D-3 above.~~ Note: The Cease and Desist Order No. R1-203-0046 has been removed due to upgrades to the City's wastewater treatment facilities.

GOAL E: *To encourage energy efficiency in all new and existing housing and reduce green house gas emissions.*

- POLICIES: E-1. Promote the use of energy conservation features in the design of all new residential structures, and those existing structures undergoing remodeling, room additions and/or extensive renovation. (Reference program C-3)
- E-2. Promote the use of weatherization programs for existing residential units, including programs operated by PG&E and the Redwood Community Action Agency (RCAA). (Reference program C-3)
- E-3 Ensure the City's Housing Element policies are in compliance with SB 375.

- E-4 Maintain and distribute current information about building insulation, energy efficient appliances, lighting and heating; other conservation measures and materials; and home power alternatives, where consistent with local regulations. (Reference program C-3)

GOAL F: *To assure that the City has accurate and current information on the housing stock and housing needs for people of all income levels through the development of a wide range of housing types and the preservation of existing housing.*

POLICIES: F-1. ~~Maintain the Geographic Information System (GIS) database for parcels within the City to provide an accurate inventory of the City's roads, utilities and vacant land.~~ (Reference program D-1) Continue to purchase and utilize parcel assessment, including land use information from the County Assessor.

F-2. ~~Require any future development projects that alter (add or reduce) housing supply to provide GIS data to update City GIS database.~~ Utilize the County GIS system to identify suitable sites, including vacant and underutilized parcels, for a variety of housing types for people of all income levels.

### 3.2.3 ACTION PLAN

This Action Plan is organized into five basic categories to facilitate housing program implementation. These categories include legislative action, federal and state fund application, continued support and implementation, studies and monitoring program, and homeless task force and agency coordination.

Specific actions/programs that the City intends to develop during the planning period (2009 2019 to 2014 2027) to achieve housing element goals and implement policies are described below and organized in Table 2-1. For each action item, the policy, objective, responsible agency, and implementation date is identified. Some of these measures are continued from the 1992 and

~~2004~~ 2019 – 2027 Housing Element. See Chapter 8 for discussion of what was learned from the previous element and the modifications made to individual measures, if any.

## A. LEGISLATIVE ACTIONS

(A-1) Density Bonus Note: Completed and codified in Section 17.30.090, Ordinance 318-2014.

~~**Objective:** Guided by State law, establish procedures that allow the City to respond to density bonus requests. The procedures should include criteria that outline affordable-to-market unit ratios, written documentation, evaluations for project financial information, processing timeframes, additional incentives for consideration, and a method to sustain unit affordability.~~

~~Policy Addressed: A-5~~

~~Responsible Agency: City staff or Consultant~~

~~Implementation Plan:~~

- ~~1. Review current State law and review ordinances adopted by other jurisdictions.~~
- ~~2. Ordinance considerations:~~
  - ~~(a) Evaluate whether density bonuses or a mix of density bonuses and other concessions and/or incentives should be used.~~
  - ~~(b) Determine if the ordinance should provide for a transfer of development bonus credits to off-site areas proposed for development; identify areas, if appropriate.~~
  - ~~(c) Determine the acceptable form of the affordability agreement, payback arrangement for early cancellation and/or conversion of designated "lower income" units, and methods of monitoring compliance.~~
  - ~~(d) Determine aspects of the development that should be given consideration for an increase in density bonus percentage or additional incentives, such as accommodations for disabled persons, lower income households, inclusion of 3-bedroom larger units in the development mix, usable open space and/or recreational areas, and day care facilities.~~
- ~~3. Include changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.~~

~~Implementation Date: June 2011~~

~~Funding Source: City Council Budget~~

(A-2) Mixed-Use Development ~~Note:~~ The development standards for the Town Center, Neighborhood Center and Community Commercial zones have been amended to principally permit apartments on second floors of commercial building. Ordinance No. 370-2018

**Objective:** Develop incentives to encourage the development of a mix of commercial and residential uses in the Town Center, Neighborhood Center and Community Commercial zones.

Policy Addressed: A-12

Responsible Agency: City Staff or Consultant

Implementation Plan:

1. Research best practices regarding incentives to encourage mixed use developments. Incentives may include streamlining the permitting processes and/or fee waivers for mixed use developments.
2. Understand the barriers to providing mixed use developments in the City and work to eliminate the barriers.
3. Provide information and incentives to the private development community that encourages a mix of commercial and residential uses in appropriate zones.
- ~~4. Include appropriate changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.~~

Implementation Date: ~~June 2010 (research), ongoing~~ Ongoing

Funding Source: City Council Budget

~~(A-3) Multi-Family Design Guidelines~~ ~~Note:~~ Completed and codified in Section 17.25.050, Ordinance 309-2013.

~~**Objective:** Revise City zoning ordinance to provide design guidelines for new multi-family residential development that ensure compatibility with community character and provide a sense of connection to the neighborhood.~~

~~Policy Addressed: A-16~~

~~Responsible Agency: City staff or Consultant~~

~~Implementation Plan:~~

- ~~1. Research and identify standards that encourage compatibility with community character, including such features as entrances that face onto fronting streets, usable open space, and architectural styles that generate visual interest and sense of place. The Guidelines shall be consistent with the standards for attached dwelling units set forth in Section 1.5 (Page 1.9) of the Rio Dell General Plan, 2015.~~
- ~~2. As part of the Zoning Ordinance update, develop guidelines for new multi-family residential development.~~
- ~~3. Include changes in Zoning Ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.~~

~~Implementation Date: June 2010 (Research and develop draft guidelines);~~

~~December 2010 (adopt as part of Land Use Code update)~~

~~Funding Source: City Council Budget~~

#### (A-4) Architectural Barriers to Disability Access

**Objective:** Revise City zoning ordinance to allow the construction of ramps and other reasonable accommodations (e.g., wheel chair lift), consistent with the Americans with Disabilities Act, necessary to permit full housing access to persons with mobility limitation consistent with "reasonable accommodation" under the Fair Employment and Housing Act. Policy Addressed: A-14, C-4

Responsible Agency: City staff or Consultant

Implementation Plan:

1. Research and identify standards that may limit removal of architectural barriers to access to housing by disabled persons (e.g., setback requirements which limit the location of ramps within yards).
2. As part of the zoning ordinance update, develop an exception for ramps and other facilities (e.g., lifts) that are necessary to provide access but conflict with zoning *development* standards.
3. Include changes in comprehensive zoning ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.

Implementation Date: ~~September 2010 (Research and develop exception language); June~~

~~2011 (adopt as part of Land Use Code update).~~ Fiscal Year 2020/2021

Funding Source: City Council Budget

(A-5) Equal Access to Housing Staff has reviewed the California Fair Employment and Housing Act definitions and the City's definitions and there are no conflicting definitions that would limit access to housing.

~~**Objective:** Amend the City zoning ordinance to ensure that the definitions used do not prevent equal access to housing on the basis of age, familial status or disability consistent with the California Fair Employment and Housing Act (FEHA).~~

~~Policy Addressed: C-1~~

~~Responsible Agency: City staff or Consultant~~

~~Implementation Plan:~~

- ~~1. Research and identify definitions, such as "family" that may act to limit access to housing due to familial status, age or disability.~~
- ~~2. Develop modified definitions consistent the California Fair Employment and Housing Act in regards to equal access to housing.~~
- ~~3. Include changes in comprehensive zoning ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.~~

~~Implementation Date: March 2010 (Research ordinance definitions and suggest modified language); June 2010 (adopt as part of Land Use Code update)~~

~~Funding Source: City Council Budget~~

#### (A-6) Small Lot Development and Consolidation

**Objective:** To increase the development potential of small, individual lots (typically less than ~~one-acre~~ 4,000 square feet in size) under single ownership so that the maximum development potential allowed.

by zoning can be achieved.

Policy Addressed: A-1

Responsible Agency: City Staff or Consultant

Implementation Plan:

1. Research effective methods to develop small lots to their greatest potential (e.g.

~~small lot consolidation~~, flexible development standards) by reviewing best practices adopted by other jurisdictions.

2. ~~Develop fiscal incentives (e.g. density bonuses for merged lots) and/or regulatory incentives (small lot ordinance) for small lot consolidation.~~  
**Encourage flexible development standards through the application of the Planned Development combining zone.**
3. Provide information and incentives to the private development community.
4. Identify small lots appropriate for ~~consolidation development~~.
5. Contact property owners of small adjacent infill lots (e.g. lots identified in site inventory), zoned to accommodate multifamily housing, that are vacant and/or underutilized, in order to encourage the owners to merge suitable lots to increase the development potential for housing.
6. City will meet with interested property owners to discuss the advantages of lot mergers and may offer incentives for owners to merge their lots.
7. **Identify parcels with development potential with access/circulation issues and coordinate discussions with owners and owners of adjacent parcels that could facilitate appropriate access for planned orderly development.**

Implementation Date: ~~March 2011 (Research and develop language); December 2012 (Develop method to work with landowners) March 2011 by which to contact owners of identified parcels.~~ Fiscal Year 2018/2019 identify lots less than 4,000 square feet.

Funding Source: City Council Budget

## **B. APPLICATION FOR FEDERAL & STATE FUNDS**

### (B-1) Housing Rehabilitation

**Objective:** Seek funding from federal and state sources to continue rehabilitation of the City's housing stock, to provide safe and decent housing for the community, meet the objectives for housing under the adopted Regional Housing Needs Plan

Policy Addressed: A-11, B-1 and B-2

Responsible Agency: City staff ~~and Redwood Community Action Agency (RCAA)~~

~~Implementation Plan:~~

1. The City will continue to use loan repayments from closed-out CDBG programs to supplement the City's current CDBG Program, and provide bridge financing for its

- housing rehabilitation program as grant funds are expended.
2. The City will make application ~~during the 2010 CDBG funding cycle for a grant for~~ **CDBG grant funding** to continue its City wide housing rehabilitation loan program. The program should provide the flexibility to assist large households to increase the number of bedrooms where warranted.
  3. The City will ~~contract with a qualified agency to perform~~ **facilitate** the required housing condition survey and household income survey (if applicable) prior to the funding cycle and to prepare an application for submittal to the State Department of Housing and Community Development (HCD). In the event that the application is not funded during the ~~2010~~ funding cycle, the City will revise its application to improve its competitiveness and will reapply during each successive funding cycle until funds are awarded.
  4. The City will work ~~with the Redwood Community Action Agency (RCAA)~~ to leverage housing rehabilitation program funds under the CHRP-O/CHRP-R and Department of Agriculture Rural Development residential loan programs administered by that agency.
  5. The City will ensure that the Housing Rehabilitation program guidelines include as an eligible activity the removal of barriers to access in housing serving lower income households with disabilities.
  6. The City will encourage the rehabilitation of private housing by requiring demolition permits that include suitable waiting periods. Building more time into the demolition process will allow the City to assess alternatives to demolition and housing rehabilitation opportunities.
  7. The City will research and analyze best practices for private sector home rehabilitation and provide developers with technical assistance and methods.
  8. Include any changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.
  - ~~9. Set aside funds specifically for low, very low, and extremely low income housing. Correspond with RCAA on appropriate way to secure and allocate funding.~~

Implementation Date: January 1, ~~2010~~ **2019** (Pre-Application); April 1, ~~2010~~ **2019** (Application Submittal); On-going (Leveraging, Barrier Removal, First-Time Homebuyers Program)

Funding Source: CDBG, ~~Redwood Community Action Agency granting assistance.~~

(B-2) Housing Affordability

**Objective:** Encourage the acquisition of housing by lower income persons to achieve a greater balance of affordable owner- and renter-households.

Policy Addressed: A-3 A-7, A-I I

Responsible Agency: City Staff or Consultant

Implementation Plan:

1. Research and analyze governmental and non-governmental constraints to providing affordable housing to City residents.
2. ~~Revise City Zoning Ordinance to comply with State law provisions and provide a mechanism for establishing, preserving or redeveloping Single Room Occupancy units, including mobile home park in single family residential zone subject to a use permit as required by GC Code Section 65852.3 and 65852.7~~ Note: The City has no vacant SRO buildings. The Manufactured Home regulations were amended to allow manufactured homes on residentially zoned lots in 2011 and 2014 and codified in Section 17.30.170, Ordinance No's. 279-2011 and 325-2014.
2. ~~Research how to support the conversion and use of motels, and hotels for SRO and FRO units.~~ The City has one motel and does not encourage the business for SRO's.
3. Prioritize funding and regulatory concessions to encourage the development of ~~SROs and FROs, and other~~ units affordable to low income, such as supportive and multifamily housing. Implement incentive based programs (e.g. fee reductions, fee waivers, flexible development standards, density bonuses, streamlining permit process, etc.) to encourage development of ELI housing.
4. ~~Investigate the feasibility of providing a reduction in water and/or wastewater connection fees to low, very low, and ELI households including SRO and FRO units.~~ The City Attorney has indicated that the City rate payers cannot subsidize water and wastewater connection fees.
4. Identify measures that could be used to encourage redevelopment and upgrading of existing parks while maintaining affordability.
5. The City will continue to apply for grant assistance to improve and increase the supply of affordable housing through the HOME CDBG program to ELI, very low and

low households.

6. The City will ~~work with RCAA to monitor the success~~ encourage and market the use of the first-time homebuyer program and pursue modifications to the program guidelines, if necessary, to address the recent rise in home sale prices.
7. Include any changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.

Implementation Date: ~~2. March 2011, 5. May 2011~~, On-going

Funding Source: City Council Budget, ~~HOME~~ CDBG

### (B-3) Water & Sewer Facilities

**Objective:** Pursue federal and state funding for infrastructure improvements, primarily water and sewer lines ~~and facilities~~, which currently act as constraints to the production of housing in ~~certain areas of the City~~. Policy Addressed: D-1

Responsible Agency: City Staff or Consultant

Implementation Plan:

1. The City will continue to investigate possible funding for correction of deficiencies in both the sewer (~~infill and infiltration~~) and water ~~systems (replacement of water lines and increase water storage)~~ through a combination of federal and state sources. Programs to be examined include but are not limited to: State Water Resources Control Board's Revolving Loan Fund (Sewer); State Safe Drinking Water Bond Law (Water); US Department of Agriculture's Water & Sewer Loan, and Grant Program
2. The City will ~~request that~~ ~~work with~~ the City Engineer ~~prepare a report on the~~ to identify ~~deficiencies, solutions~~, feasible alternatives and possible funding options.
3. The City will authorize the City Engineer and/or staff to prepare a pre-application for possible loan and/or grant funding for correction of the most severe deficiencies identified.
4. The City will continue to require sewer lateral testing when a property is sold to reduce stormwater infill and infiltration (I/I) pursuant to Section 13.10.467 of the RDMC.

Implementation Date: On-going ~~(Phase II, beginning in 2011, will construct the new wastewater treatment plant)~~. The City completed significant improvements to the City's wastewater system in 2014. In addition, the City added a secondary water source (Metropolitan Wells) in 2018.

Funding Source: General Fund, Rate Payers, ~~Grants and Loans~~.

#### (B-4) Emergency Shelter Locations and Standards

**Objective:** Pursuant to SB2, the City will amend the zoning code to allow emergency shelters as a permitted use without discretionary review in the Town Center (TC) zone. Emergency shelters shall only be subject to development management standards that apply to residential or commercial in the same zone. The City's existing and proposed permit procedures, development and management standards are objective and facilitate shelter development.

Policy Addressed: A-18, C-1

Responsible Agency: City staff or Consultant

Implementation Plan:

1. Draft a zoning ordinance text amendment identifying emergency shelters as a permitted use in TC zone.
2. Place text amendment on file at City
3. Conduct applicable CEQA review and send for department referrals
4. Schedule and conduct Planning Commission review for recommendation to City Council
5. City Council to conduct first and second readings of ordinance
6. Adopt setting development and managerial standards for emergency shelters consistent with GC 65583(a)(4) including: maximum number of beds, parking, size and location of shelter, length of stay, proximity to other shelters, and security.

Implementation Date: December 2014 . The City established a Residential Multifamily zone in 2014, Ordinance No. 321-2014. The RM zone allows emergency shelters, transitional housing and supportive housing as principally permitted uses. Note: A 26 unit supportive housing project is breaking ground this spring.

Funding Source: City of Rio Dell

### C. CONTINUED SUPPORT & IMPLEMENTATION

#### (C-I) Secondary, Accessory and Junior Accessory Dwelling Units

**Objective:** Allow ~~creation of~~ secondary, accessory and junior accessory residential units in residential zones as a use by right ~~(consistent with provisions of AB 1688 GC Section 65852.2);~~ by amending the zoning ordinance to reflect changes in State law ~~including raising the unit size limitation and excluding second units from certain residential areas based on road or utility~~

~~service limitations.~~

Policy Addressed: A-4

Responsible Agency: City staff or Consultant

**Implementation Plan:**

1. The City will evaluate whether it needs to establish unit size requirements different from the State law.
2. The City will consider if areas of the City should be excluded from allowing second units "by right" until road or other infrastructure amenities are provided.
3. Include appropriate changes in zoning ordinance revision to ensure consistency with State law and the General Plan ~~and to be considered and adopted by the Planning Commission and City Council.~~

**Implementation Date:** ~~By January 2011 or earlier, if adopted as part of the General Plan updates implementation.~~ Fiscal year 2020/2021. Amendments to the zoning regulations were made in 2012 to allow second units as principally permitted uses, size limits were increased, mobilehomes are allowed as second units and owners no longer have to reside on the property. The zoning regulations still need to be amended to allow accessory dwelling units and junior accessory dwelling units consistent with State law.

Funding Source: City Council Budget

(C-2) Fair Housing

**Objective:** Promote equal housing access by distributing information in both English and Spanish on State Fair Employment and Housing Commission Enforcement Program, providing referrals, providing complaint forms and enforcing non compliance penalties Policy Addressed: C-1, C-2, C-3, C-4

Responsible Agency: City staff and Redwood Community Action Agency

**Implementation Plan:**

1. The City will continue to distribute Fair Housing information with all housing rehabilitation loan and first-time homebuyer application packages.
2. The City will post a notice identifying the City Manager as the City's "Fair Housing Enforcement Officer" and providing a contact telephone number and address for housing discrimination complaints.
3. The City will work with the affordable housing providers and managers and other social service and non-profit tenant and landlord rights advocacy groups to inform the public of their responsibilities and rights under the law.

4. The City will maintain State [and local](#) complaint forms in English and Spanish.
5. The City will disseminate Fair Housing [and Renter Rights](#) information to [new residents at the time they sign-up for water and sewer service](#). In addition, the City will provide the Fair Housing and Renter Rights information to the Rio Dell Public Library, the Community Resource Center and the Rio Dell-Scotia Chamber of Commerce ~~in addition to posting of Fair Housing notices at Rio Dell City Hall~~. The City will work with local agencies including the Humboldt Transit Authority (HTA) to include Fair Housing information in appropriate format within their facilities. ~~Annually, the City will adopt a Fair Housing proclamation and provide copies to local news organizations.~~

**Implementation Date:** Ongoing (posting of Fair Housing Notice); Ongoing (distribution of Fair Housing information and loan packages: Ongoing (providing referrals and complaint forms)

**Funding Source:** General Fund

#### (C-3) Energy Conservation and Weatherization

**Objective:** Post and distribute information on currently available energy conservation and weatherization techniques to improve energy efficiency in existing housing and to encourage energy conservation in new housing.

**Policy Addressed:** E-1, E-2, E-4

**Responsible Agency:** City staff and Redwood Community Action Agency

#### **Implementation Plan:**

1. Research and analyze information on how to incorporate energy saving features and materials, and energy efficient systems and designs for residential development that either meet or exceed Title 24 energy efficiency standards for California.
2. The City will research and analyze conservation incentives for the building industry and residents including services offered by local organizations (e.g. Redwood Coast Energy Authority [and Redwood Community Action Agency](#))
3. The City will develop and annually update its referral listing of public and private grant/loan and assistance programs for weatherization.
4. The City will ~~work with~~ [provide](#) the Rio Dell Branch of the Humboldt County Library ~~to establish a reference section containing resource materials for home improvement energy conservation techniques and weatherization projects~~ [two copies of the U.S. Department of Energy's publication "Tips on Saving Money and Energy in Your Home"](#).
5. The City will [continue to refer low to moderate income households to the Redwood](#)

Community Action Agency for energy efficiency retrofits, health and safety repairs, utility and energy assistance.

**Implementation Date:** Ongoing (annual update of referral listings for funding assistance referrals to Redwood Coast Energy Authority and Redwood Community Action Agency); Provide copies of "Tips on Saving Money and Energy in Your Home" to the local library ~~June 2011 (create local reference library)~~ Fiscal Year 2019/2020.

**Funding Source:** City Council Budget, Other grants

## D. STUDIES & MONITORING PROGRAM

### (D-1) Housing Condition & Building Activity

**Objective:** Monitor housing production consistent with the adopted Regional Housing Needs Allocation by tracking the inventory of vacant land available for development, building permit activity and housing conditions

**Policy Addressed:** A-1, A-2 and F-1

**Responsible Agency:** City staff or Consultant

#### **Implementation Plan:**

1. The Planning Department will annually update the City's Vacant Land Inventory, and will provide the City Council with a summary of annual building permit activity. The summaries may be prepared on a calendar or fiscal year basis.
2. The Planning Department, ~~with the assistance of its Housing Rehabilitation Coordinator,~~ will update the City's housing condition survey ~~every 24 to 30 months, or more frequently if~~ as required for maintaining State CDBG Program eligibility.

**Implementation Date:** Ongoing (update of vacant land inventory); ~~June 2012~~ Fiscal year 2019/2020 (update of housing condition survey).

**Funding Source:** City Council Budget, CDBG

### (D-2) Maintaining Densities consistent with Housing Affordability

**Objective:** Annually review building development within the Urban Residential, Town Center, Community Commercial and Neighborhood Center land use designations to ensure that housing is made available in types and densities that do not exclude lower income households, and, if necessary, to recommend changes to foster housing affordable by all segments of the community.

**Policy Addressed:** A-1 and A-2

Responsible Agency: City staff or Consultant

**Implementation Plan:**

1. The City shall annually review building development within the Urban Residential, Town Center, Community Commercial and Neighborhood Center land use designations to determine if new construction is occurring consistent with the plan "mid-point" density range. In the Town Center, a combination of commercial, civic uses and higher density residential use (i.e., apartments over commercial use) is encouraged over the development of a single-detached residence per lot.
2. If the annual report shows that sites are not providing sufficient opportunities for housing affordable to lower income and very low income households, the City Council will review its Zoning Ordinance to consider other measures, including the adoption of incentives or regulatory mechanisms to encourage construction at the mid-point or higher end of the density range. Such measures could include but are not limited to: inclusionary zoning (i.e., requiring a percentage of units be affordable to lower income households), exclusionary or "qualified" zoning (i.e., restricting building types on certain key lots, e.g., "townhouse" only), density bonuses (i.e., specifying development standards that may be modified to make units more affordable — reduced lot sizes), or plan development overlays (i.e., allow flexibility of design as trade-off for greater affordability).
3. Include appropriate changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.

**Implementation Date:** Review annually

**Funding Source:** City Council Budget

(D-3) Preserving Units at Risk of Conversion to Market Rate Units

**Objective:** Mitigate the potential loss of 71 "at-risk" units due to conversion to market rate units.

Policy Addressed: A-17, A-19

Responsible Agency: City Staff or Consultant

**Implementation Plan:**

1. Monitor owners of "at-risk" projects on an ongoing basis, at least every twelve months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
2. Maintain **and** annually update the inventory of "at-risk" projects through the use of

existing databases (e.g., HUD, State HCD, and California Tax Credit Allocation Committee).

3. Respond to any federal and/or State notices including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out Notices filed on local projects. The City should receive these notices and quickly respond by contacting property owners.

4. Maintain and annually update the list of qualified entities interested in participating in an Offer of Opportunity to Purchase Program as defined in Government Code Section 65838.11.

5. Allocate and support potential sources of funds for mortgage refinancing, acquisition, and rehabilitation including gap funding for nonprofit housing developers as intermediaries, and for rental subsidy assistance (HOME Program, CDBG, LIHTC, HCD Multi-family Housing Program, and CHFA).

6. Reduce, waive, or subsidize local development fees associated with preservation or replacement of "at-risk" units.

7. Provide ongoing preservation technical assistance and education to affected tenants and the community as a whole, on the need to preserve the existing affordable housing stock.

**Funding Source:** Federal and State Assistance

## **E. HOMELESS TASK FORCE & AGENCY COORDINATION**

### (E-1) Updated List of Service Providers

**Objective:** Establish local capacity to inform the community of services available to assist persons without shelter, increase the community's capacity as liaison to persons and families in need, and maintain and update information in available services for the homeless.

Policy Addressed: C-3

Responsible Agency: City staff or Consultant

#### **Implementation Plan:**

1. The City will annually update its list of agencies and services provided to homeless and indigent persons in Rio Dell and Humboldt County.
2. The City will make available this list to non-profit groups and churches for distribution to the public.
3. The City will request that a representative of the County Homeless Task Force make a presentation to the City Council regarding the homeless issue in the County, Multiple Assistance Center (MAC) services and other resources/information that can be made available to the community.

**Implementation Date:** Ongoing (update and distribution of list of service providers).

**Funding Source:** City Council Budget, CDBG

**(E-2) Participation in Homeless Task Force**

**Objective:** ~~Establish an appointed representative to serve on, or act as an observer of,~~ The City will monitor and participate, including participating locally in the Point in Time homeless surveys if resources allow and the County's homeless task force.

Policy Addressed: C-3

Responsible Agency: City Council representative and City staff

**Implementation Plan:**

1. The City will contact the County homeless coordinator regarding possible participation on the County-wide Homeless Task Force. The City's participation may be as a "member" or "observer."
2. The County's liaison to the Homeless Task Force will report to the City Council on actions the City might take to improve referral information and the distribution of essential services to persons in need.

**Implementation Date:** ~~June 2010 (contact homeless coordinator);~~ Ongoing ~~after January 2014~~ (reports to City Council).

**Funding Source:** City Council Budget

Table 2-1  
Housing Action and Program Matrix

Program	Policy No.	Item No.	Implementation Steps	2019	2020	2021	2022	2023	2024	2025	2026
Density Bonus	A-5	(A-1)	<ul style="list-style-type: none"><li>•Ordinance Review</li><li>•Ordinance Drafting</li><li>•Adopt Ordinance</li></ul>	Completed and codified in Section 17.30.090, Ordinance 318-2014.							
Mixed-Use Development	A-12	(A-2)	<ul style="list-style-type: none"><li>•Research</li><li>•Mitigate Barriers</li><li>•Develop Incentives</li></ul>	The development standards for the Town Center, Neighborhood Center and Community Commercial zones have been amended to principally permit apartments on second floors of commercial building. Ordinance No. 370-2018.							
Multi-Family Design Guidelines	A-16	(A-3)	<ul style="list-style-type: none"><li>•Research Guidelines</li><li>•Draft Ordinance</li><li>•Adopt Ordinance</li></ul>	Completed and codified in Section 17.25.050, Ordinance 309-2013.							
Architectural Barriers	A-14 C-4	(A-4)	<ul style="list-style-type: none"><li>• Research Constraints</li><li>• Draft Ordinance</li><li>• Adopt Ordinance</li></ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Equal Access to Housing	C-1	(A-5)	<ul style="list-style-type: none"><li>•Research Constraints</li><li>•Draft Ordinance</li><li>•Adopt Ordinance</li></ul>	Staff has reviewed the California Fair Employment and Housing Act definitions and the City's definitions and there are no conflicting definitions that would limit access to housing.							
Small Lot Development	A-1	(A-6)	<ul style="list-style-type: none"><li>• Research</li><li>• Develop Incentives</li><li>• Dispense Information</li></ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Planned Development Combining Zone codified in Section 17.25.060, Ordinance No. 279-2011.					
Housing Rehabilitation	A-11 B-1 B-2 B-7	(B-1)	<ul style="list-style-type: none"><li>• Use of Loan Repayments</li><li>• CDBG Applications</li><li>• Housing Coordinator</li><li>• Leverage Funds</li><li>• Architectural Barriers</li><li>• Encourage Ongoing Maintenance</li></ul>	Ongoing							

Program	Policy No.	Item No.	Implementation Steps	2019	2020	2021	2022	2023	2024	2025	2026
Housing Affordability	A-3 A-7 A-11	(B-2)	<ul style="list-style-type: none"> <li>• Research Constraints</li> <li>• Apply for Grant Assistance</li> <li>• Monitor</li> </ul>	Ongoing							
Water & Sewer and Stormwater Facilities	D-1 D-2	(B-3)	<ul style="list-style-type: none"> <li>• Identify Deficiencies</li> <li>• Engineering Reports</li> <li>• Alternatives and Funding Options</li> <li>• Pre-Application</li> </ul>	Ongoing							
Second, Accessory and Junior Dwelling Units	A-4	(C-1)	<ul style="list-style-type: none"> <li>• Determine unit-size requirements</li> <li>• Units by right or exclusion</li> <li>• Amend regulations Consistent with State Law</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Fair Housing	C-1 C-2 C-3 C-4	(C-2)	<ul style="list-style-type: none"> <li>• Distribute Information</li> <li>• Post Notice</li> <li>• Forms in Spanish</li> <li>• Proclamation</li> </ul>	Ongoing							
Weatherization and Energy Conservation	E-1 E-2 E-4	(C-3)	<ul style="list-style-type: none"> <li>• Research Energy Savings Techniques</li> <li>• Incentives</li> <li>• Update Listings</li> <li>• Reference Library</li> </ul>	Ongoing							
Building Activity	A-1 A-2 F-1	(D-1)	<ul style="list-style-type: none"> <li>• Update, Maintain Inventory</li> <li>• Update Condition Survey</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Underutilization of Residential Land	A-1 A-2	(D-2)	<ul style="list-style-type: none"> <li>• Monitoring</li> <li>• Incentives and Regulations</li> </ul>	Ongoing							

Program	Policy No.	Item No.	Implementation Steps	2019	2020	2021	2022	2023	2024	2025	2026
Preserving At Risk Conversion Units	A-17 A-19	(D-3)	<ul style="list-style-type: none"> <li>• Monitor At Risk Units</li> <li>• Track Entities</li> <li>• Provide Assistance</li> </ul>	Ongoing							
Homeless Resources	C-3	(E-1)	<ul style="list-style-type: none"> <li>• Service Providers List</li> <li>• Distribute Information</li> </ul>	Ongoing							
Homeless Task Force	C-3	(E-2)	<ul style="list-style-type: none"> <li>• Participate in Task Force</li> <li>• Report to City Council</li> </ul>	Ongoing							

## CHAPTER 3.3

### POPULATION AND HOUSING CHARACTERISTICS

#### 3.3.1 INTRODUCTION

This section contains analysis of the community's population and housing characteristics used to identify and formulate housing needs. Historical population and household growth trends, current demographics, household composition, and housing characteristics are reviewed and where appropriate, comparisons to county, state and other local jurisdictions are included to provide perspective.

#### 3.3.2 DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS

##### Historic Population Growth

~~Rio Dell's population grew from 3,012 to 3,174 between 1990 and 2000 according to the US Census. This population increase represents an increase of 5.4% over this period or an average annual growth of just over one-half percent. The growth was slightly under the 6.2% increase for the County during the same period. Currently, the City's population is 3,284 and continues to comprise roughly 2.5% of the County's overall population of 132,821 persons (DOF 2008).~~

Rio Dell's population grew 5.1 % from 3,012 to 3,174 between 1990 and 2000 and from 3,174 to 3,368 between 2000 and 2010 according to the US Census. This population increase from 2000 to 2010 rose 6.1%. The growth was slightly under the 6.2% increase for the County during the same period. According to the California Department of Finance (DOF), the January 1, 2019 population is 3,326 for the City. The decrease in population from 2010 to 2019 is 42 people. This represents a decrease of about 1.25%.

Table 3-1  
Population Change 2011 to 2019

Population Change 2011 to 2019							
Year	Humboldt County	Increase Decrease	% Change	Rio Dell	Increase Decrease	% Change	Rio Dell % of Humboldt County
2011	135,977	+1,354	+1.0	3,386	+18	+53	2.49
2012	135,795	-182	-.13	3,364	-22	-.65	2.48

2013	135,424	-371	-.27	3,343	-21	-.62	2.47
2014	135,280	-144	-.11	3,343	0	0	2.47
2015	135,435	+155	+.11	3,341	-2	-.06	2.47
2016	135,666	+231	+.17	3,344	+3	+.09	2.46
2017	135,562	-104	-.08	3,365	+21	+.63	2.48
2018	136,084	+522	+.39	3,351	-14	-.42	2.46
2019	135,333	-751	-.06	3,326	-25	-.74	2.46

Source: California Department of Finance, Official State Population and Housing Estimates, January 1, 2019 (Table E-5)

While the period between 1980 and 2008 saw a steady increase in Rio Dell's population, annual fluctuations were more dramatic (when compared with the County as a whole) from 1980 to 2000. Yearly changes in population are represented in Table 3-2.

**Table 3-2**  
**Annual Population Estimate**

Year	Population	Percent Change	Year	Population	Percent Change	Year	Population	Percent Change
1980	2,710	--	1990	3,000	3.8	2000	3,174	7.2
1981	2,740	1.1	1991	3,030	1.0	2001	3,171	-0.1
1982	2,750	0.4	1992	3,010	-0.7	2002	3,183	0.4
1983	2,720	-1.1	1993	2,960	-1.7	2003	3,203	0.6
1984	2,750	1.1	1994	2,950	-0.3	2004	3,218	0.5
1985	2,740	-0.4	1995	2,850	-3.4	2005	3,236	0.6
1986	2,800	2.2	1996	2,880	1.1	2006	3,249	0.4
1987	2,820	0.7	1997	2,900	0.7	2007	3,273	0.7
1988	2,900	2.8	1998	2,910	0.3	2008	3,284	0.3
1989	2,890	-0.3	1999	2,960	1.7			

Source: California Department of Finance

Population projections for Rio Dell through 2030 are shown below. While no estimate of population growth for Rio Dell is available from the State Department of Finance, an estimate may be derived from estimates generated for the State and County. As noted above, population growth has historically maintained a close relationship to the County-wide figure, averaging roughly 2.5 percent of the County population. Using this percentage of the County figure provides the best available estimate of population growth for Rio Dell. Some variability may be anticipated, however, because Rio Dell's population remains more susceptible to changes in local employment based largely on its greater dependence on resource-based industries.

**Table 3-2**  
**Population Projections**

Year	California		County		Rio Dell	
	Number	Percent Change	Number	Percent Change	Number	As Percent of County Population
2000	34,105,437	--	126,518	--	3,174	2.5%
2010	39,135,676	14.7	134,785	6.5	3,368	2.5%
2020	44,135,923	12.8	142,167	5.5	3,555	2.5%
2030	49,240,891	11.6	147,217	3.6	3,681	2.5%

## Age of Population

~~Table 3-4 compares the percentages of population by age groups in roughly 10-year increments, for Rio Dell, the County and California. The table shows that the composition of the population generally reflects that of the county and state, with the largest increases coming from people in the middle age bracket (45-54) and the school-age population (5-20). Seniors represent a stable but significant proportion of the population holding at approximately 14 percent.~~

Table 3-3 identifies the percentage of the City's population based on age groups. The children age group from birth to 19 years of age saw a decrease of 91 children or 9%. Conversely the age group between 50 to 64 years old grew from 467 people in 2000 to 716 people in 2010, an increase of 249 people or about 53%. This group poses special housing needs that will gain importance over the coming years. The median age for residents of Rio Dell rose from 35.8 years to 38.3 years according to the 2000 and 2010 Census data.

Table 3-3  
Age Distribution by Population

Age Group	2000 Census		2010 Census		Percentage Change 2000 to 2010
	#	%	#	%	
Under 5	220	6.9	225	6.7	-.2
5 to 9	248	7.8	221	6.6	-1.2
10 to 14	259	8.2	215	6.4	-1.8
15 to 19	258	8.1	233	6.9	-1.2
20 to 24	207	6.5	218	6.5	~
25 to 29	175	5.5	239	7.1	1.6
30 to 34	189	6.0	221	6.6	.6
35 to 39	215	6.8	182	5.4	-1.4
40 to 44	262	8.3	182	5.4	-2.9
45 to 49	241	7.6	273	8.1	.5
50 to 54	206	6.5	269	8.0	1.5
55 to 59	130	4.1	238	7.1	3.0
60 to 64	131	4.1	209	6.2	2.1
65 to 69	130	4.1	120	3.6	-.5
70 to 74	111	3.5	109	3.2	-.3
75 to 79	99	3.1	91	2.7	-.4
80 to 84	56	1.8	71	2.1	.3
85 to 89	29	.9	37	1.1	.2
90 Plus	8	.3	15	.4	.1
Total Population	3,174	100	3,368	100	
Median Age	35.8		38.3		

Source: 200 & 2010 Census

The median age has increased to 35.8 years, as compared with 32.7 years only 10 years ago. The change in median age from 1990 and 2000 for the City, County and State is reflected in Table 3-5.

Table 3-5  
Median Age, 1990 and 2000

	City		County		State	
Median Age	1990	2000	1990	2000	1990	2000
Total	32.7	35.8	33.1	36.3	31.5	33.3
Male	32.6	34.5	32.8	35.0	31.6	32.2
Female	32.7	37.3	33.4	37.6	31.4	34.4

Census 1990, 2000

The maturation of the "baby boom" generation and overall expanding life expectancy for the elderly point to an increasing number of persons in the over 60 year age group. This group poses special housing needs that will gain importance over the coming years. In 2000, 13.7% of the City's population was 65 years or older. Of this group, 48% were 75 years or older and 9% were 85 years or above.

#### Racial/Ethnic Population Distribution

Racial distribution of the Rio Dell population is depicted in Table 3-6. The racial/ethnic distribution of Rio Dell closely reflects that of the County, Table 3-6, as a whole but is less diverse than California.

Table 3-6  
Racial/Ethnic Composition

	City		County		State	
Race/Ethnicity	Number	Percent	Number	Percent	Number	Percent
White	2,718	85.6%	107,179	84.7%	20,107,059	59.4%
Black or African American	5	0.2%	1,111	0.9%	2,263,882	6.9%
American Indian or Alaskan Native	123	3.8%	7,241	5.7%	333,346	0.9%
Asian	12	0.4%	2,091	1.7%	3,697,513	10.9%
Native Hawaiian or Pacific Islander	4	0.1%	241	0.2%	116,961	0.3%
Other <sup>4</sup>	315	9.9%	8,655	6.8%	7,293,061	21.5%

<sup>4</sup> includes respondents reporting other race or two or more races Percentages may not add to 100 due to rounding  
Census 2000

Table 3-5  
Population by Race/Ethnicity - City of Rio Dell

Race	2000 Census		2010 Census		2000-2010 Change	
	#	%	#	%	#	%
White	2,785	85.93	2,894	85.93	109	3.91
Black or African American	5	.15	13	.39	8	160
American Indian, Alaska Native	123	3.80	125	3.71	2	1.63
Asian	12	.37	25	.74	13	108.33
Native Hawaiian or Pacific Native	1	.03	3	.09	2	200
Other Race	182	5.62	140	4.16	-42	-23.08
Two or More Races	133	4.10	168	4.99	35	26.32
Population/Ethnicity by Hispanic or Latino Origin						
Persons Not of Hispanic or Latino Origin	2898	89.42	2984	88.60	86	2.97
Person of Hispanic or Latino Origin	343	10.58	384	11.40	41	11.95

Source: 2000 & 2010 Census

Table 3-6  
Population by Race/Ethnicity – Humboldt County

Race	2000 Census		2010 Census		2000-2010 Change	
	#	%	#	%	#	%
White	107,179	84.70	109,920	81.65	2,741	1.87
Black or African American	1,111	.90	1,505	1.12	394	35.46
American Indian, Alaska Native	7,421	5.70	7,726	5.74	305	4.11
Asian	2,091	1.70	2,944	2.19	853	40.79
Native Hawaiian or Pacific Native	241	.20	352	.26	111	46.06
Other Race	3,099	2.50	5,003	3.72	1904	61.44
Two or More Races	5,556	4.40	7,173	5.33	1,617	29.10
Population/Ethnicity by Hispanic or Latino Origin						
Persons Not of Hispanic or Latino Origin	118,768	93.90	121,412	90.19	2,644	2.23
Person of Hispanic or Latino Origin	7,750	6.10	13,211	9.81	5,461	70.46

Source: 2000 & 2010 Census

The only minority population with a proportionally greater share of the City population than for the State is Native Americans, comprising ~~3.8~~ 3.7 percent of the population as compared to less than 1 percent for California. Other minority population percentages are lower than for the State as a whole.

The 2010 Census indicates pPersons who are of Hispanic or Latino ethnicity comprise ~~10.8~~

11.4 percent of the Rio Dell population, a slight increase from the 2000 Census of .6 percent or 41 people. A separate Census tabulation breaks out Hispanic and non-Hispanic populations. Of the 315 persons identifying themselves as "other" or "two or more races", 205, or 65 percent, were of Hispanic ethnicity. When included in the racial distribution, Hispanics would follow only the "White" ethnic group in number and percentage of population. Hispanic percentages for the City, County and State are depicted in Table 3-7. The County saw a dramatic increase in the Hispanic or Latino ethnic group from 2000 to 2010. The 2000 Census identified 7,750 persons of Hispanic or Latino origin and the 2020 Census identified 13,211 persons.

**Table 3-7**  
**Hispanic and Non-Hispanic Population**

	City		County		State	
Race/Ethnicity	Number	Percent	Number	Percent	Number	Percent
Hispanic	343	10.8%	8,210	6.5%	10,966,556	32.4%
Non-Hispanic	2,831	89.2%	118,308	93.5%	22,905,092	67.6%

Census 2000

Per the Census 2013-2017 American Community Survey 5-Year Estimates, persons over the age of five years who speak Spanish as a primary language reflect 75.5 about 37% percent of the City' Hispanic population. Nearly one-quarter third (21.5 30.1 percent) of these persons rate their ability to speak English as "not very well" or "poorly." Given this language barrier, a high percentage of these persons may also have difficulty reading and comprehending materials written solely in English. The 255 133 persons that speak Spanish as a primary language represent roughly 8 4 percent of the City's population. This may point to a need to engage the services of a bi-lingual contact, such as a Spanish speaking volunteer, who could answer questions about City housing programs and other services. The City currently has two employees who are fluent in Spanish and provide assistance in helping with questions.

### Existing and Projected Employment

The Census 2013-2017 American Community Survey 5-Year Estimates reported that 1,200 1,273 Rio Dell residents were employed in 2000 2017, up from 948 1,200 in 1990 2010. The job growth rate was 2.6 6.03 percent, for Rio Dell residents. nearly three times the 0.9 percent job growth for the County during this period.

The 2017 American Community Survey estimates that there were 59,592 Humboldt County residents employed. Rio Dell residents comprised ~~2.2~~ 2.14 percent of the County employment total, a proportion closely reflecting the City's 2.5 percent share of the County population.

However, the 2018 Department of Finance (DOF) and the Employment Development Department Workforce Indicators reports that the residents of Rio Dell actually comprised 2.5% of the jobs/population distribution. In fact, the Humboldt County Association of governments (HCOAG) Regional Housing Needs Allocation (RHNA) numbers for this Housing Element cycle utilized a 50/50 jobs/population model to determine local housing requirements population distribution of 2.5%. ~~This trend has not continued, however, in light of national economic recession and decreased demand for raw lumber materials.~~

Based on information provided by the local Employment Development Department (EDD), according to EDD's-LMID Quarterly Census of Employment & Wages there were approximately 50,200 people employed in the County in 2008, 47,000 people in 2013 and 51,400 people in 2018.

According to a recent U.S. Census, Longitudinal Household Employer Dynamics Survey the number of jobs in Rio Dell grew from 217 in 2005 to 246 in 2015. There were 55 Retail jobs, 56 jobs in the Education trade and 68 jobs that were in the Health Care and Social Assistance industry in 2015. The biggest increase in the number of jobs was in the Health Care and Social Assistance industry. In 2005 there were 19 jobs in the City and in 2015 there were 68 jobs, an increase of 49 jobs.

Table ~~3-8~~ 3-7 shows the employment breakdown by industry for the County for 2008, 2013 and 2018 and Table 3-9 shows the employment breakdown by industry for the ~~County~~ City for ~~2008~~, 2005 and 2015 ~~and the change within Industry Category over time.~~

Table 3-7  
Employment by Industry - County of Humboldt

Industry Sector	2008		2013		2018	
	#	%	#	%	#	%
Total Farm	1,200	2.4	800	1.7	900	1.8
Mining and Logging	500	1.0	400	0.9	400	0.8
Construction	2,300	4.6	1,600	3.4	2,100	4.1
Manufacturing	2,800	5.6	2,100	4.5	2,100	4.1
Wholesale Trade	1,000	2.0	1,000	2.1	1,000	1.9
Retail Trade	7,300	14.5	6,900	14.7	7,300	14.2

Transportation, Warehousing & Utilities	1,300	2.6	1,300	2.8	1,200	2.3
Information	700	1.4	500	1.1	400	0.8
Financial Activities	1,800	3.6	1,600	3.4	1,800	3.5
Professional & Business Services	3,200	6.4	2,600	5.5	3,300	6.4
Educational & Health Services	7,200	14.3	7,800	16.6	9,000	17.5
Leisure & Hospitality	5,200	10.4	5,100	10.9	5,800	11.3
Other Services	1,900	3.8	1,900	4.0	2,000	3.9
Government	13,900	27.7	13,400	28.5	14,400	28.0
Total, All Industries	50,200	N/A	47,000	N/A	51,400	N/A

Source: EDD-LMID Quarterly Census of Employment & Wages

The Retail Trade, Education and Health Services, Leisure and Hospitality and Government sectors continue to account for the greatest number of jobs in the County. According to Employment Development Department statistics, the County civilian work force actually decreased from 66,600 in 2010 to 63,000 in 2018. In 2000 there were 12,880 government jobs. In 2018 there were 14,400 government jobs, an increase of 12.5%. Civilian unemployment dropped from 10.6% in 2010 to 3.6% in 2018. Table 3-8 identifies the numerical and percentage changes in the County's industry sectors from 2008 to 2018.

Table 3-8  
County Industry Changes 2008-2018

Industry Sector	2008-2018 Numerical Change	2008-2018 Percentage Change
Total Farm	-300	-25%
Mining and Logging	-100	-20%
Construction	-200	-9%
Manufacturing	-700	-25%
Wholesale Trade	0	0%
Retail Trade	0	0%
Transportation, Warehousing & Utilities	-100	-8%
Information	-300	-43%
Financial Activities	0	0%
Professional & Business Services	100	3%
Educational & Health Services	1,800	25%
Leisure & Hospitality	600	12%
Other Services	100	5%

Government	500	4%
Total, All Industries	1,200	2%

Source: EDD-LMID Quarterly Census of Employment & Wages

The Information employment sector saw a dramatic (43%) loss in jobs. In 2008 there were approximately 700 jobs and in 2018 that number dropped to about 400 jobs. In addition, Manufacturing employment continues to drop in the County. In 2003 there were approximately 4,000 jobs. In 2008 there were approximately 2,800 jobs and in 2018 there were approximately 2,100 jobs. The largest increase in jobs came from the Educational and Health industries which saw an increase from approximately 7,200 jobs in 2008 to about 9,000 jobs in 2018.

Table 3-9 shows the employment breakdown by industry for the City. The Construction industry saw a loss of 15 jobs (88%) between 2005 and 2015. In addition, the Manufacturing sector lost 9 jobs (56%) between 2005 and 2015.

Table 3-9  
Employment by Industry – City of Rio Dell

Industry Sector	2005		2015		Change	
	#	%	#	%	#	%
Agriculture, Forestry, Fishing and Hunting	2	0.9	2	0.8	0	0
Mining, Quarrying, Oil and Gas Extraction	0	0	0	0	0	0
Utilities	0	0	0	0	0	0
Construction	17	7.8	2	0.8	-15	-88
Manufacturing	16	7.4	7	2.8	-9	-56
Wholesale Trade	0	0	0	0	0	0
Retail Trade	49	22.6	55	22.4	6	12
Transportation and Warehousing	11	5.1	1	.04	-10	-91
Information	0	0	0	0	0	0
Finance and Insurance	0	0	0	0	0	0
Real Estate, Rental and Leasing	2	0.9	3	1.2	1	50
Professional, Scientific and Technical Services	0	0	3	1.2	3	300
Management of Companies and Enterprises	0	0	0	0	0	0
Administration & Support, Waste Management and Remediation	0	0	5	2	5	500
Educational Services	54	24.9	56	22.8	2	4
Health Care and Social Assistance	19	8.8	68	27.6	49	258
Arts, Entertainment and Recreation	0	0.0	0	0	0	0
Accommodation and Food Services	15	6.9	17	6.9	2	13
Other Services (Excluding Public Administration)	14	6.5	12	4.9	-2	-14
Public Administration	18	8.3	15	6.1	-3	-17
Totals	217	N/A	246	N/A	29	13

Source: U.S. Census, Longitudinal Household Employer Dynamics Survey

The loss of the manufacturing jobs is not specific to the City. Wood product manufacturing has seen a steady decline since 2007. Table 3-10 identifies the number of wood manufacturing firms in the County and the number of employees from 2007 to 2017.

Table 3-10  
Wood Product Manufacturing - County

Year	Firm Count	Employment Count
2017	15	545
2016	15	589
2015	17	669
2014	16	730
2013	15	737
2012	14	707
2011	14	751
2010	15	829
2009	17	840
2008	19	1,121
2007	23	1,522
2007-2017 Change	-8	-977

Source: EDD-LMID Quarterly Census of Employment & Wages

The Health Care and Social Assistance industry continues to be a strong employment sector in the City. In 2010 there were 19 people employed in the Health Care and Social Assistance industry locally. In 2018 there were 68 residents, an increase of 49 jobs or a 258% increase. In addition to the Health Care and Social Assistance industry, Educational and Retail trades provided the largest number of jobs in 2018, 56 and 55 respectively.

~~The largest changes to workforce structure since 2003 occurred in the Construction, Manufacturing and Information sectors. Construction rose 20 percent from 2003, while manufacturing fell 30 percent. The Information sector rose approximately 17 percent since 2003. The Information sector comprises establishments engaged in producing and distributing information and cultural products, providing the means to transmit or distribute information, and processing data (e.g. telecommunications). Construction employment rose from 2,000 jobs in 2003 to 2,400 jobs in 2008. Manufacturing employment for the County dropped from approximately 4,000 jobs in 2003 to approximately 2,800 jobs in 2008, reflecting a continuing shift away from manufacturing to a service economy. Table 3-9 shows the employment breakdown by industry for the City for 2006 and the percent change within Industry Category from 1990.~~

Table 3-9  
Employment by Industry, 2000

	1990	2000		2006 <sup>a</sup>
--	------	------	--	-------------------

Industry Classification	#	%	#	%	% Change from 1990	
Agriculture, Forestry & Mining	32	3.4	90	7.5	32.3	--
Construction	65	6.9	56	4.7	(13.8)	52
Manufacturing	330	34.8	336	28.0	1.8	300
Wholesale Trade	39	4.1	67	5.6	71.8	10
Retail Trade	187	19.7	174	14.5	(7.0)	56
Transportation & Utilities	31	3.3	40	3.3	29.0	10
Finance, Insurance & Real Estate	13	1.4	33	2.8	154.4	10
Public Administration	12	1.3	42	3.5	(48.7) <sup>†</sup>	18
(All Services)	239	25.2	362	30.2	174	111
Information	--	--	6	.5	--	--
Professional, Scientific & Management	--	--	31	2.6	--	--
Educational, Health and Social Services	42	4.4	203	16.9	--	65
Arts, Entertainment, Recreation & Food Services	10	1.1	65	5.4	--	25
Other Services	50	5.3	57	4.8	--	
Total	948	100.0	1,200	100		567

<sup>a</sup>Estimates based on Zip Code Business Patterns-US Census

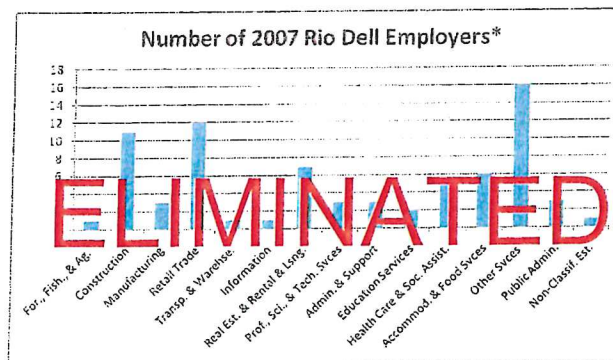
<sup>†</sup>Education included with Public Administration (i.e., Government) for 1990 computation

--Categories are unavailable  
Census 2000

The most current City data available for complete Employment by Industry is from Zip Code Business Patterns (US Census) in 2006. In 2000, the major area where Rio Dell stood out from the County was in manufacturing employment. The City's 28 percent workforce figure was nearly 4 times that of the County and accounted for 1 in every 14 manufacturing jobs in the County. This higher manufacturing employment figure was reflective of the importance of Pacific Lumber Company—the County's largest single manufacturing employer—to the local economy. This trend has drastically changed as Pacific Lumber filed for bankruptcy in 2007 and was purchased by Humboldt Redwood Company and has been significantly downsized to reflect the drop in wood product demand. Employment in all reported industries has fallen in Rio Dell since the 2000 Census report.

For comparison, the Figure 3-1 shows number of Rio Dell is 2007 (EDD).

Figure 3-1  
Number of Rio Dell Employers, 2007



\* Source: State Employment Development Department (EDD) 2007.

In 2007, construction, retail trade and real estate had the highest number of employers. Retail continues to climb while construction and real estate decline.

To gain further understanding of existing and projected employment in Rio Dell and Humboldt County, the Economic Development Department-Labor Market Division was consulted. Here, analysts look at regional industry clusters, and Targets of Opportunity therein, to understand the local economy. North Coast Prosperity!, an economic development organization and the Economic Development Department, identify several Targets of Opportunity, or fastest growing industries, in the Northcoast region. These targets include:

- diversified health care
- building and systems construction and maintenance
- specialty agriculture, food, and beverages
- investment support services
- management and innovation services, and
- niche manufacturing.

According to EDD the City's labor force has decreased from 1,500 in 2010 to 1,300 in 2018. The City's unemployment rate has decreased from 14.1% in 2010 to 2.6% in 2018. See Table 3-11.

Table 3-11  
Rio Dell Labor Force 2010 - 2018

Year	Labor Force	Employment Number	Unemployment	
			Number	% Rate
2010	1,500	1,300	200	14.1
2011	1,500	1,300	200	14.1
2012	1,500	1,300	200	12.8
2013	1,400	1,300	200	10.9
2014	1,400	1,300	100	9.0
2015	1,400	1,300	100	7.6
2016	1,400	1,300	0	3.3
2017	1,300	1,300	0	3.0
2018	1,300	1,300	0	2.6
2010-2018 Change	-200	0	-200	-11.50

Source: Monthly Labor Force Data for Cities and Census Designated Places (CDP) Annual Averages 2010-2018  
Revised. Data not seasonally adjusted.

The reduction in the labor force is likely due to an aging population within the City. EDD has also reported that the City's Labor Participation rate went from 57.9% in 2010 to 52.1% in 2017. This represents a decrease of 5.8%. See Table 3-12 for changes in the Labor Force Participation Rate for the City, County and State from 2010 to 2017.

Table 3-12  
Labor Force Participation Rate\* 2010 – 2017

Area	2010	2017	Change
Rio Dell	57.9%	52.1%	-5.8%
Humboldt County	61.1%	58.5%	-2.6%
California	64.7%	63.5%	-1.2%

Source: American Community Survey, U.S. Census, 2010 and 2017 Selected Economic Characteristics. \* The labor force participation rate is defined as the percent of the total civilian non-institutional population over 16 years of age.

Table 3-11  
Comparison of Firms/Employees, 2003 and 2008

	2003				2008					
	Rio Dell /Scotia		Humboldt County		Rio Dell /Scotia		% change in employees from 2003	Humboldt County		% change in employees from 2003
	Firms	Employees	Firms	Employees	Firms	Employees		Firms	Employees	
Diversified Health Care	5	31	346	5,418	8	44	41.9	304	4,355	(19.6)
Building, Construction, Maintenance	5	16	408	3,377	7	26	62.5	514	4,136	29.0
Specialty Ag, Food and Beverage	4	24	205	1,850	6	19	(20.8)	92	1,654	135.4
Investment-Management	4	18	426	3,294	4	12	(33.3)	437	2,979	32.2
Niche Manufacturing	4	15	61	1,051	4	27	80.0	72	783	314.4

Source: State Employment Development Department (EDD) 2007.

Table 3-11 reveals several trends. The Diversified Healthcare industry has declined overall in the County while increased in Rio Dell. The County has been seeing a strong increase in the Specialty Agriculture, Food and Beverage industry, but this trend has not yet benefitted the City. Where the City has seen industry growth is in Niche Manufacturing. The City continues to nurture and promote this industry for economic development.

Finally, Table 3-12 looks at unemployment in the City, County and State.

Table 3-12  
Civilian Unemployment Population 16 or Older, 2008

	City		County		State	
	Number	Percent	Number	Percent	Number	Percent
Civilian Labor Force	1400	--	61,800	--	18,391,800	--
Employed	1,200	85.7%	56,600	92.7%	17,059,600	92.7%
Unemployed	200	16.8%	4,400	7.2%	1,332,300	7.2%

Employment Development Department 2008 Benchmark Data

Unemployment in Humboldt County is comparable to State unemployment rates; Rio Dell's unemployment rate is more than twice that of the County and State. This most likely reflects changes in the timber industry.

## Economic Outlook

The City continues to function as an economic sub-center addressing mostly the day-to-day service needs of the local population. Rio Dell remains a predominantly a bedroom community. While efforts are underway to make the community a more attractive place for business start-ups and improve Rio Dell's business district through economic development strategic planning, these changes are likely to occur slowly and are not expected to alter job growth in a significant manner during the planning period. As such, growth in employment will remain largely dependent on the regional economy of Humboldt County.

After the passage of Proposition 64, the legal cannabis market has had a fairly substantial impact on the local economy. The County, Arcata, Eureka and the City of Rio Dell all adopted commercial cannabis regulations.

The City adopted commercial cannabis regulations in 2016 allowing cannabis activities at the former Eel River Sawmill site, now known as the Humboldt Rio Dell Business Park. Currently

there are five businesses operating employing between 20 and 25 people. In addition there are two other entities that are in the design stage in anticipation of making application for the required permits. Based on preliminary discussions, it's the City's understanding that these businesses could create an additional 20 to 25 jobs.

In addition, the City recently adopted retail cannabis regulations which allows for the retail sales of cannabis and cannabis related goods in the Town Center zone. Through a Request For Proposal (RFP) process, the City Council identified three businesses that were allowed to make application for the required Conditional Use Permit (CUP). It's expected that each retail business will create 3-4 jobs.

~~As of March 2009 the Economic Development Department reports that the U.S unemployment rate is 8.5% reflecting the current economic recession. The California unemployment rate was 11.2 percent in March, up 0.6 percent from the February rate. California's nonfarm payrolls lost 62,100 jobs in March, following an 114,000 job loss in February. Information (up 7,700) gained the most jobs in March, while trade, transportation and utilities (down 15,200) lost the most jobs among the major industry sectors. The unemployment rate in Humboldt County is 12.0 percent.~~

~~The City continues to function as an economic sub-center addressing mostly the day-to-day service needs of the local population. Rio Dell remains a predominantly a bedroom community. The 2000 Census shows that 90.8 percent of the workforce commutes by car to work with an average travel time of 19 minutes. While efforts are underway to make the community a more attractive place for business start-ups and improve Rio Dell's business district through economic development strategic planning, these changes are likely to occur slowly and are not expected to alter job growth in a significant manner during the planning period. As such, growth in employment will remain largely dependent on the regional economy of Humboldt County.~~

State EDD projects that the Northcoast Region's (Del Norte, Humboldt, Lake and Mendocino Counties) economy will increase by 5,410 11,490 jobs (from 119,710 114,200 to 125,120 125,690) between 2006 2016 and 2016 2026, a 4.5% 10.1% change. Table 3-13 shows the 2016-2026 Industry Employment Projections for the North Coast Region. The growth in employment will be lead numerically by the following five occupations: Education, Training and Library (1,080); Personal Care and Service (880); Sales (790); Protective Service (430); and Business and Financial Operations (330).

By contrast, while smaller numerically, the fastest growth in employment over current workforce levels are shown in Table 3-13. With the exception of gaming dealers, the top five fastest growing jobs require an advanced degree and will garner higher salaries and include benefits.

**Table 3-13**  
**Fastest Growing Occupations in Northcoast Region, 2006 to 2016**

Occupation	Employment		Percent Change
	2006	2016	
Pharmacy Technician	260	360	38.5
Computer Systems Analyst	140	180	28.6
Instructional Coordinator	220	280	27.3
Pharmacists	220	280	27.3
Gaming Dealers	360	450	25.0
Special Education Teachers, Preschool, Kindergarten, and	170	210	23.5
Environmental Scientists and Specialists,	140	170	21.4
Aides	3,080	3,710	20.5
Customer Service Representatives	570	680	19.3
Bus Drivers, Transit and Intercity	160	190	18.8

Source: Employment Development Department

**Table 3-13**  
**2016-2026 Industry Employment Projections for the North Coast Region**  
**Del Norte, Humboldt, Lake and Mendocino Counties**

Industry Title	Base Year Employment Estimate 2016*	Projected Year Employment Estimate 2026	Numeric Change 2016-2026	Percentage Change 2016-2026
Total Employment	114,200	125,690	11,490	10.1%
Self Employment (A)	7,330	8,080	750	10.2%
Private Household Workers (B)	160	170	10	6.3%
Total Farms	3,630	4,110	480	13.2%
Mining and Logging	730	750	20	2.7%
Construction	3,500	4,150	650	18.6%
Manufacturing	5,060	5,250	190	3.8%
Trade, Transportation and Utilities	19,620	20,680	1,060	5.4%
Wholesale Trade	1,860	1,960	100	5.4%
Retail Trade	15,290	15,850	560	3.7%
Transportation, Warehousing and Utilities	2,470	2,870	400	16.2
Information	880	860	-20	-2.3%
Financial Activities	3,260	3,420	160	4.9%
Professional and Business Services	5,210	5,810	600	11.5%

Educational Services (Private), Health Care and Social Services	19,870	24,150	4,280	21.5%
Leisure and Hospitality	12,180	13,800	1,620	13.3%
Other Services (Excludes Private Household Workers)	3,220	3,550	330	10.2%
Government	29,550	30,910	1,360	4.6%
Federal Government	1,360	1,400	40	2.9%
State and Local Government	28,180	29,510	1,330	4.7%
State Government	5,800	5,960	160	2.8%
Local Government	22,390	23,550	1,160	5.2%

Source: employment Development Department, Labor Market Information Division.

\* Data Sources: U.S. Bureau of Labor Statistics' Current Employee Statistics (CES) March 2017 Benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment. Industry detail may not add up to totals due to independent rounding and suppression.

(A) Self-employed persons work for profit of fees in their own business, profession, trade or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.

(B) Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.

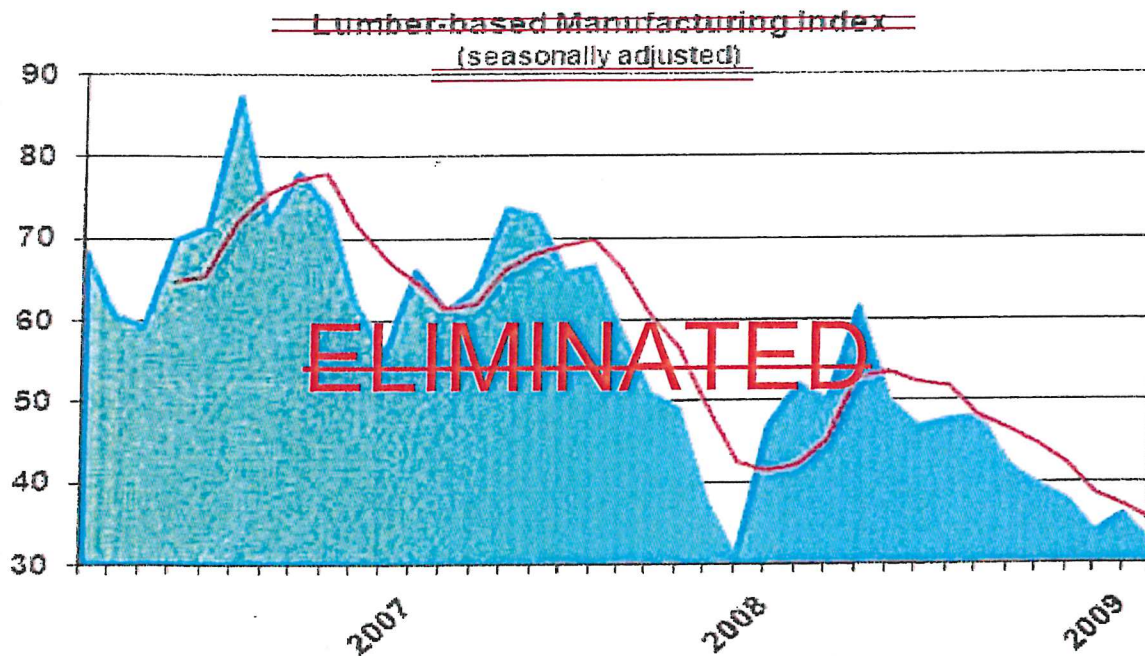
As Table 3-13 indicates, Federal, State and local governmental agencies do and will continue to provide the largest number of jobs in the North Coast Region. The largest 2016-2026 percentage changes will occur in the Educational Services (Private), Health Care and Social Services sector, 21.5%; Construction sector, 18.6%; Transportation, Warehousing and Utilities sector, 16.2%; and the Leisure and Hospitality sector 13.3%.

~~Of significance, the Employment Development Department anticipates job shrinkage as well; a decline of 2,300 jobs is projected region-wide between 2006 and 2016. Among these occupations that could see reduction of 70 or more jobs during this period material moving workers, woodworkers, carpenters, timber industry workers, production occupations, industrial truck and tractor operators, and freight, stock, and hand laborers. These numbers reflect a continuing decline in total manufacturing. The report titled, *Index of Economic Activity for Humboldt County*, for March 2009, states "lumber-based manufacturing contracted by 37.9 percent from the same period twelve months ago to a seasonally adjusted index value of 32.3, the second lowest value for this index since its inception in January 1994. Compared to the previous month this is a 10.1 percent drop. Lumber-based manufacturing has been hit hard by this global recession as the reduction in demand has pushed prices down and may force producers to scale back production in hopes to prop up prices or cut costs. This may put upward~~

pressure on unemployment in Humboldt County as the labor market is unable to absorb all of the displaced workers."

Figure 3-2 below shows the trend over the last 3-year period. Continued weakness in this sector could prolong uncertainty in the local housing market.

Figure 3-2



According to the U.S. Department of Labor, Bureau of Labor Statistics Employment Projections 2016-2026, employment is projected to increase by 11.5 million over the 2016-2026 decade, an increase from 156.1 million to 167.6 million. This growth – 0.7 percent annually is faster than the 0.5 percent rate of growth the 2006 -2016 decade, a period heavily affected by the 2007-2009 recession. Nationally, health care industries and their associated occupations are expected to account for a large share of new jobs projected through 2026, as the aging population grows. In addition, green energy occupations are expected to double during the 2016-2026 decade. Solar photovoltaic installers are expected to grow by 104.9% and wind turbine service technicians job growth is projected to grow by 96.3 percent during the 2016-2026 decade.

Locally EDD provided information regarding the top ten occupations by job openings for the 2016-2026 decade. Table 3-14 identifies those jobs, their median annual salary and the

number of expected job openings.

Table 3-14  
2016-2026 Top 10 Occupations by Job Openings – Humboldt County

Occupation	Median Salary	Total Job Openings
Heavy and Tractor Trailer Truck Drivers	\$47,897	883
Bookkeeping, Accounting and Auditing Clerks	\$41,753	868
General and Operations Managers	\$71,511	801
Elementary School Teachers, Except Special Education	\$73,452	595
Teacher Assistants	\$28,084	545
Registered Nurses	\$79,701	510
Automotive Service Technicians and Mechanics	\$46,737	384
Medical Assistants	\$36,456	366
Business Operations Specialists	\$53,185	287
Forest and Conservations Technicians	[1]	274

Source: EDD-LIMD 2016-2026 Occupational Projections – Humboldt Regional Planning Unit

[1] Not feasible to calculate median annual salary because of seasonal employment in the occupation.

## **HOUSING AND NEIGHBORHOOD CHARACTERISTICS AND TRENDS**

### Household Growth

The Census defines a household as one or more individuals living together, with common housekeeping arrangements, in the same living quarters. Between 1990 and 2000, the number of households in Rio Dell increased from 1,163 to 1,221, or by 58 households. This 4.9 percent increase matched the City's overall population growth for this period. By contrast, the number of households in the County grew by twice the rate (10.3%) and added 4,818 households between 1990 and 2000.